

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

Minutes – September 3, 2014

A meeting of the Planning Advisory Committee was held on Wednesday, September 3, 2014 at 2:00 PM in the One Stop Shop conference room A, City Hall Room 7W03. Those in attendance were:

MEMBERS

LaJoyce Steib (SWB)
Max Camp (RER)
Tracy St. Julien (HDLC)
Tica Hartman (PPW)
Kisha Gaudin (DPW)
Edward Horan (S&P)
Arlen Brunson (CPC)

GUESTS

Alicia Plummer
Rachel Tucker
Chris Young
Justin Pittenger
Alisha White
Melissa Pourciau
Mercedes Hodge
Kyle Culverhouse

CPC STAFF

Stephen Kroll
Nicholas Kindel

NON-VOTING DEPARTMENTS

1) **Consideration:** Minutes from the August 6, 2014 PAC meeting

In reference to Item #8, the representative from SWB indicated that 28' should be replaced with 28'-4", and the reference to 'property line shown' should read 'dimension of the property line of the parklet/garden'.

2) **Consideration:** **ZONING DOCKET 088/14** – Request by NARENDRA S. TREWN for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a standard restaurant in a B-1 Neighborhood Business District, on Square 1553, Lot B-1, in the Third Municipal District, bounded by Esplanade Avenue, Ponce de Leon Street, and North Lopez Street. The municipal address is 3101 ESPLANADE AVENUE. (PD 4)

The committee passed a motion of no objection subject to further review by CPC and HDLC.

- 3) **Consideration:** **ZONING DOCKET 089/14** – Request by PORKORNY DEVELOPMENT CO., INC. for a Conditional Use to permit a fast food restaurant in a CBD-3 Central Business District, on Square 225, Lot 5 or 22, in the First Municipal District, bounded by Carondelet, Canal, and Common Streets and Saint Charles Avenue. The municipal addresses are 110-116 CARONDELET STREET AND 738 CANAL STREET. (PD 1A)

The committee passed a motion of no objection subject to further review by CPC, RER, HDLC, DPW, SWB, and PPW.

- 4) **Consideration:** **ZONING DOCKET 090/14** – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit an elementary school in an MS Medical Service District, on Square E, Pt. Lot E1 or Lot A-1 or Parcels A-2 and A-3, in the Fifth Municipal District, bounded by Seine Street and Memorial Park, Texas, and Bender Drives. The municipal address is 3501 SEINE STREET. (PD 12)

The committee passed a motion of no objection subject to further review by CPC, DPW, and PPW.

- 5) **Consideration:** **ZONING DOCKET 091/14** – Request by ORLEANS PARISH SCHOOL BOARD for a Conditional Use to permit an elementary school in an RS-2 Single-Family Residential District, on an undesignated lot on Square 20, in the Third Municipal District, bounded by Virgilian Street, Dwyer Road, East Hermes Street, and Pines Boulevard. The municipal address is 6519 VIRGILIAN STREET. (PD 9)

The committee passed a motion of no objection subject to further review by CPC, DPW, PPW, and SWB.

- 6) **Consideration:** A request by Picayune Holdings, L.L.C., for a grant of predial servitude for the proposed encroachment of a gallery as well as two cantilever balconies on/over the Camp Street and Picayune Place public rights-of-way, adjacent to Lot 15 (or 7), Square 167, 1st M.D., bounded by Girod Street, Picayune Place, Natchez Street, and Camp Street. The municipal address of the property is 326 Camp Street.

The committee passed a motion of no objection subject to further review by RER, SWB, HDLC, RER, and DPW.

- 7) **Consideration:** A request by Jeffrey Farshad for a grant of predial servitude for the proposed encroachment of a balcony on/over the N. Rampart Street public right-of-way, adjacent to Lot 17B, Square 104, 2nd M.D., bounded by St. Philip Street, Burgundy Street, Dumaine Street, and N. Rampart Street. The municipal address of the property is 936 N. Rampart Street.

The committee passed a motion of no objection subject to further review by RER.

- 8) **Consideration:** A request by South Market District D, L.L.C., to enter into a cooperative endeavor agreement for a proposed parklet/garden on/over the Girod Street public right-of-way, adjacent to Lot B, Square 258, 1st M.D., bounded by O'Keefe Street, Lafayette Street, Baronne Street, and Girod Street. The municipal address of the property is 939 Girod Street.

The committee passed motion of no objection subject to further review by RER and SWB.

- 9) **Consideration:** A request by 1755 Tchoupitoulas Trust for a grant of predial servitude for the proposed encroachment of a wheelchair ramp on/over the Tchoupitoulas Street public right-of-way, adjacent to Lots 3-7 and 11, Square 89, 1st M.D., bounded by Felicity Street, Religious Street, Celeste Street, and Tchoupitoulas Street. The municipal address of the property is 1755 Tchoupitoulas Street.

The committee passed a motion of no objection subject to further review by RER and SWB.

- 10) **Consideration:** A request by Oak Island Neighborhood Improvement District, Inc., for a grant of predial servitude for the proposed encroachment of a monument sign on the neutral ground of Michoud Boulevard (at the intersection with W. Cavelier Dr.), adjacent to (but separate from) Lot 1, Square 2, Oak Island Subdivision, 3rd M.D., at the municipal address of the property is 7701 W. Cavelier Dr.

This item was withdrawn because a servitude is not required.

- 11) **Consideration:** A request by 3014 Dauphine, L.L.C., for a grant of predial servitude for the proposed encroachment of an awning on/over the Dauphine Street public right-of-way, adjacent to Lot 27, Square 170, Bywater, 3rd M.D., bounded by Clouet St., Royal St., Montegut St., and Dauphine Street. The municipal address of the property is 3014 Dauphine Street.

The committee passed a motion of no objection subject to further review by RER, PPW, HDLC, and SWB.

- 12) **Consideration:** Sidewalk café franchise at 717 Orleans Avenue.

The committee passed a motion of no objection subject to further review by DPW, RER, and VCC.

- 13) **Consideration:** Sidewalk café franchise at 715 St. Charles Avenue.

The committee passed a motion of no objection subject to further review by DPW and RER.

14) Consideration: The removal of a 10' servitude on Lots 2 and 3 on Square 3058-3058B, bounded by Harrison Avenue, Encampment Street, and Bayou Saint John.

This item was deferred to the next meeting.

15) Any Other Matters:

1911 Magazine Street

The committee passed a motion of no objection subject to further review by RER, HDLC, DPW, and SWB.